166.0	0005	0003.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,103,300 / 1,103,300
					USE VALUE: 1,103,300 / 1,103,300
					ASSESSED: 1,103,300 / 1,103,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON DALE
Owner 2:	
Owner 3:	
Street 1:	69 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,796 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 3271 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13796.000	511,000	8,600	583,700	1,103,300
Total Card	0.317	511,000	8,600	583,700	1,103,300
Total Parcel	0.317	511,000	8,600	583,700	1,103,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.30 | /Parcel: 337.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110249
GIS Ref	
GIS Ref	
Insp Date	06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	510,900	8600	13,796.	583,700	1,103,200	1,103,200	Year End Roll	12/18/2019
2019	101	FV	393,200	8600	13,796.	583,700	985,500	985,500	Year End Roll	1/3/2019
2018	101	FV	393,200	8600	13,796.	517,000	918,800	918,800	Year End Roll	12/20/2017
2017	101	FV	393,200	8600	13,796.	433,600	835,400	835,400	Year End Roll	1/3/2017
2016	101	FV	393,200	8600	13,796.	433,600	835,400	835,400	Year End	1/4/2016
2015	101	FV	372,300	8600	13,796.	375,200	756,100	756,100	Year End Roll	12/11/2014
2014	101	FV	372,300	8600	13,796.	362,700	743,600	743,600	Year End Roll	12/16/2013
2013	101	FV	372,300	8600	13,796.	345,200	726,100	726,100		12/13/2012

!12891!

PRINT

Date	Time
12/11/20	02:55:08

LAST REV

Date	Time
06/28/18	18:05:48
mmcmakin	
12891	

USER DEFINED

Prior Id # 1:	110249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY WYN	27553-127		8/6/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	181	Manual	2,500	C				
12/22/2014	1742	Re-Roof	13,936					Strip and re-roof.
10/17/2014	1377	Re-Roof	2,830					Strip and re-roof.
2/28/2012	172	Re-Roof	3,500					re-roof garage, in
2/16/2012	143	Redo Bat	8,995					
12/14/1993	611		32,425					REMODEL 2-3 FLOORS

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
5/7/2012	Info Fm Prmt	MM	Mary M
10/29/2008	Meas/Inspect	355	PATRIOT
12/17/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13796		Sq. Ft.	Site		0	70.	0.60	8									583,720						583,700	

Total AC/HA: 0.31671 | Total SF/SM: 13796 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 583,720 | Spl Credit | Total: 583,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97100270
Const Adj.:	1.00989902
Adj $ / SQ:	127.480
Other Features:	134000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740617
Depreciation:	229591
Depreciated Total:	511026

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

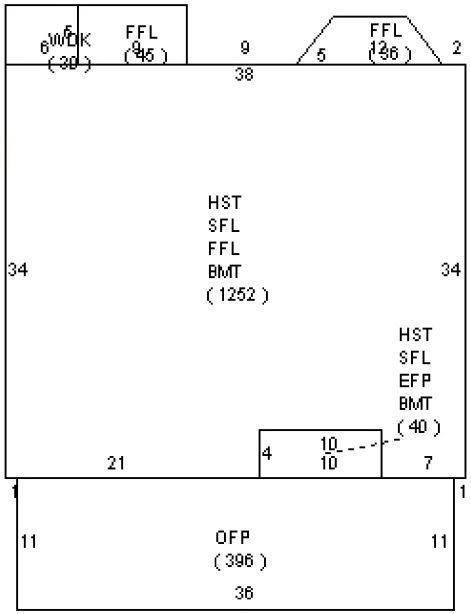
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.25
Special Features:	0	Val/Su Net:	101.61
Final Total:	511000	Val/Su SzAd	156.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,333	127.480	169,931
BMT	Basement	1,292	38.240	49,411
SFL	Second Floor	1,292	127.480	164,704
HST	Half Story	646	127.480	82,352
OFP	Open Porch	396	20.870	8,265
EFP	Enclos Porch	40	73.320	2,933
WDK	Deck	30	16.160	485

	Net Sketched Area:	5,029		Total:	478,081
Size Ad	3271	Gross Are	5675	FinArea	3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X24	A	GD	1930	21.27	T	30	101			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:		Total:	8,600